



Los Angeles County
Department of Regional Planning

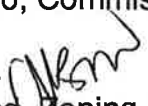
Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 13, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Maria Masis 
Section Head, Zoning Permits East

**SUBJECT: Additional Materials for Hearing
Project No. R2013-00520-(1)
Adult Business Permit No. RMIS 201300001
RPC Meeting: November 13, 2013
Agenda Item: 5**

Please find the attached letter received this morning from a community member in opposition of the above-mentioned project.

MM: DA

November 12, 2013

Project Number: R2013-00520

Los Angeles County Regional Planning Commission,

I am a resident of unincorporated La Puente/ Avocado Heights. I am saddened and appalled that the Los Angeles County Planning Commission has allowed an adult business that has had adverse effects on our community, establish itself in such close proximity to children and families. The designation of land and issuance of a CUP at 13217 Valley Boulevard, La Puente, CA has contributed to the crime, degradation and blight associated with Valley Boulevard. Adult businesses are more prone to attract criminal behavior and have negative impacts on our communities. For this reason the Los Angeles County Department of Regional Planning has enacted a buffer zone of 250 ft because of the potential adverse impacts known to be inherent problems associated with land zoned for adult businesses. Even though the subject property falls within those bounds, it is safe to say that a person standing 250 ft away has the same exposure and impact as someone standing 251ft, 255ft, 290 ft. It is therefore the planning commissions responsibility and duty to assess, evaluate and take into account the negative effects on our community and use their discretion to deny a CUP.

The adverse effects inflicted upon our community have been associated with the property for more than 30 years, and having a CUP undermines our safety and allows it to effect a community that can no longer put up and tolerate its adverse effect. The residents directly south of Valley Boulevard have no other means of egress and ingress and are especially affected by crime, blight, reduced property values, enjoyment of residential property and low moral. It is the responsibility of the Los Angeles County Planning Commission to protect our families from uses that directly and continually put our community in harms way. The adverse effects mentioned are directly associated with the granting of a CUP and violate the purpose of section 22.62.010 (which is intended to regulate businesses that have serious secondary effects on the community) and warrant the denial of a Conditional Use Permit. As humans, of mind, body and soul, our community asks that you deny the applicant a Conditional Use Permit.

Thank you,

Jesus Espinoza
419 Coberta Ave
La Puente, CA 91746